

Transit Oriented Development

Austin, Texas

A Presentation for Partnerships in Transit Workshop
October 23, 2008

Doug Allen, Executive Vice President and Chief Development Officer

Central Texas quality of life



METRO

Quality public transportation can protect Austin's way of life

Austin residents say the number one challenge facing the Austin community is traffic congestion, according to a survey by Envision Central Texas.

What are the most important issues to address to ensure a positive future for Central Texas? (choose three)

<i>Transportation/Congestion</i>	<i>66.6%</i>
<i>Land Use</i>	<i>34.1%</i>
<i>Cost of Living</i>	<i>30.9%</i>
<i>Water Availability</i>	<i>28.2%</i>
<i>Air Quality</i>	<i>27.8%</i>



—SOURCE: ECT online survey of Central Texas residents, 2008

Capital Metro Service Area: 500 square miles

- Austin
- Jonestown
- Lago Vista
- Leander
- Manor
- San Leanna
- portion of Travis Co.
- portion of Williamson Co.



Capital Metro Today



Fixed Route Bus System

- 134 routes including local, express & “Dillo” trolley
- 3,300 stops
- 12 Park and Rides

Texas Transit Association: “Best in Texas”

- 2007 “Outstanding Metropolitan Transportation System”

Highest per capita ridership in Texas

- 140,000+ one-way trips every day
- 36 million projected total annual boardings in 2009



All Systems Go! Long Range Transit Plan

Layers of service

- Local Bus Service
- Express Bus
- Capital MetroRail
- Rapid Bus
- Potential Future Service



Capital MetroRail Overview

Downtown

Plaza Saltillo

MLK, Jr.

Highland Mall

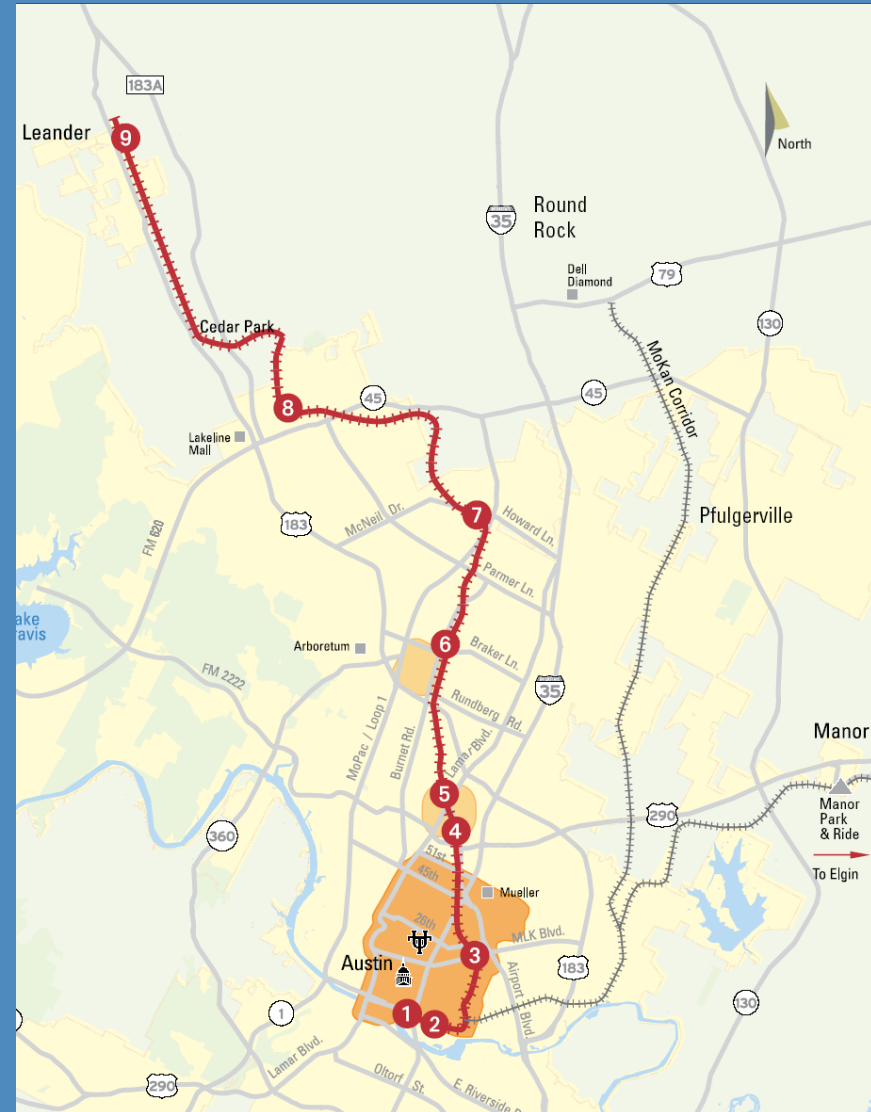
Crestview

Kramer

Howard

Lakeline

Leander



MetroRail Stations

Plaza Saltillo



Transit Oriented Development: Capital Metro Goals

Ridership—TOD housing provides riders. TOD commercial and retail provides destinations.

Revenue—Sales tax. Property tax. For land we own, development revenue.

Community—TOD adds another lifestyle choice to the regional portfolio.

TOD and the Regional Vision

Austin doubles in population every 20 years.

“Central Texas can become an oasis among other regions of the Southwest – a vibrant, economically powerful, globally connected, locally led community that absorbs and tames its growth by becoming taller and denser in places, greener throughout, more connected – while keeping its unique sense of place and soul.”

—Envision Central Texas

Austin's Transit Oriented Developments

- The Triangle
- Crestview Station
- Leander Station

The Triangle

State-owned property

Close to University of Texas

Served by highest ridership
bus routes

Partnership between
neighborhoods, Capital Metro,
State of Texas, and a good
developer have created a
walkable, people-friendly
development.

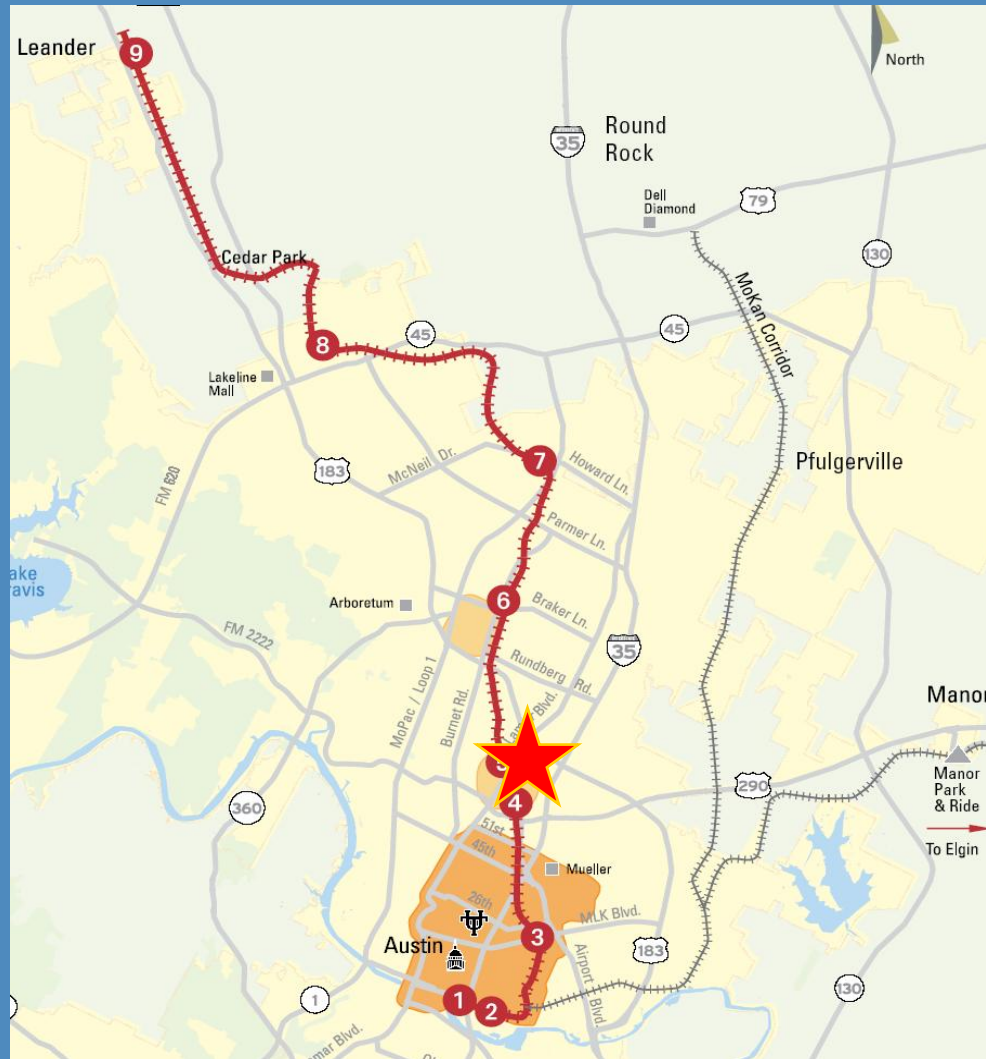


The Triangle

Existing Austin TOD



Crestview Station



Crestview

**Huntsman Chemical Research Laboratories-
Closed & Sold Summer 2004**

Rail Referendum November 2004

Brownfield: Buried barrels, no records, high risk

Cleanup costs uncertain

Crestview: BEFORE



Crestview: CLEAN



METRO

Crestview: CURRENT



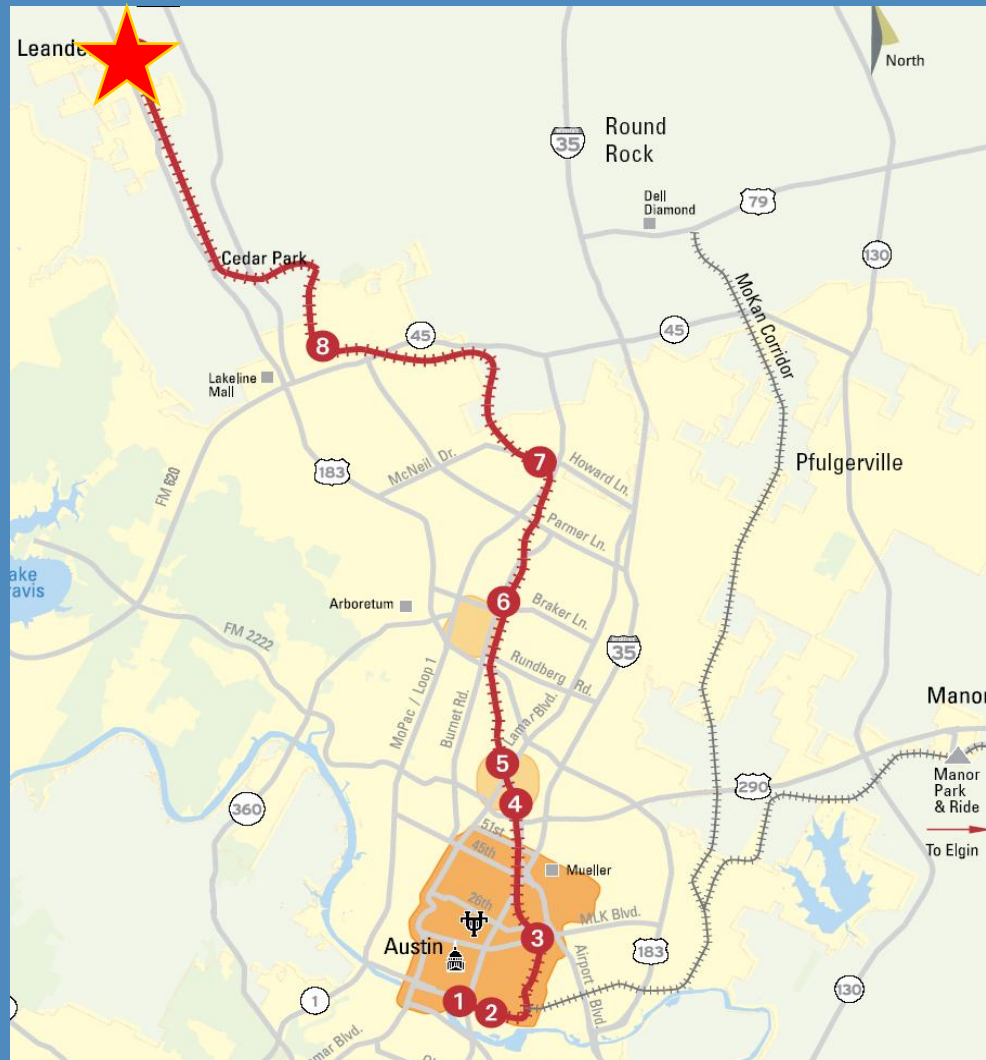
Crestview Station



Coming Soon



Leander Station



Leander

High Growth

- Doubled in last 8 years
- Expect to add 30% more households in next 5 years
- Household median income slightly higher than national median
- Young families
- Mostly residential, few employers

Planning for the Future

- 2005 adopted TOD ordinance
- 2007 Congress on New Urbanism Inaugural Driehaus Form-Based Codes Award
- City/County TIF to fund infrastructure

Leander Station

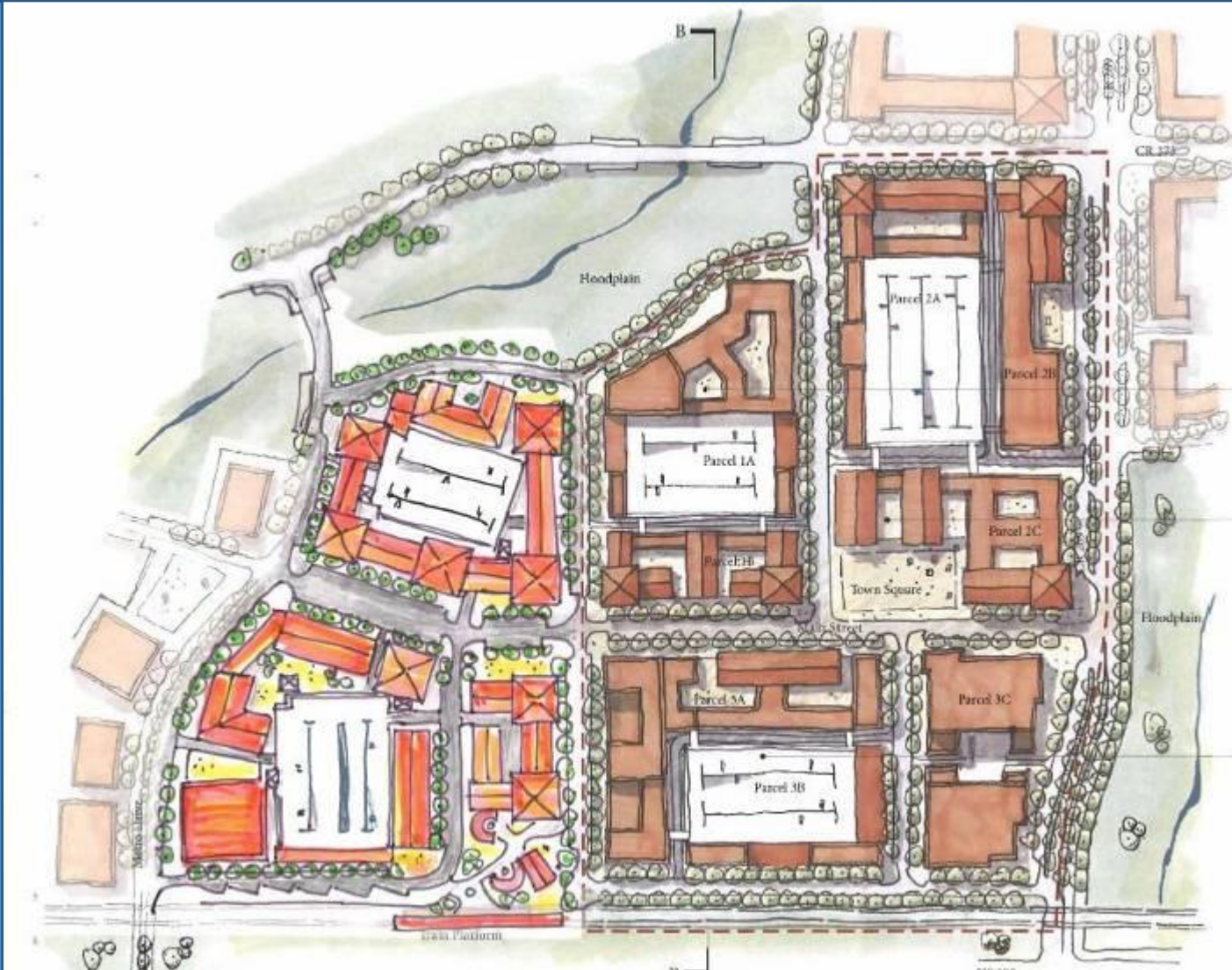


METRO

Leander Station



Leander TOD concept plan



Summary

Demand for the urban experience in Central Texas is large and growing

Each place is unique, all have potential

Market is good for TOD

We are at the beginning of a very big, very long wave

Future Rail

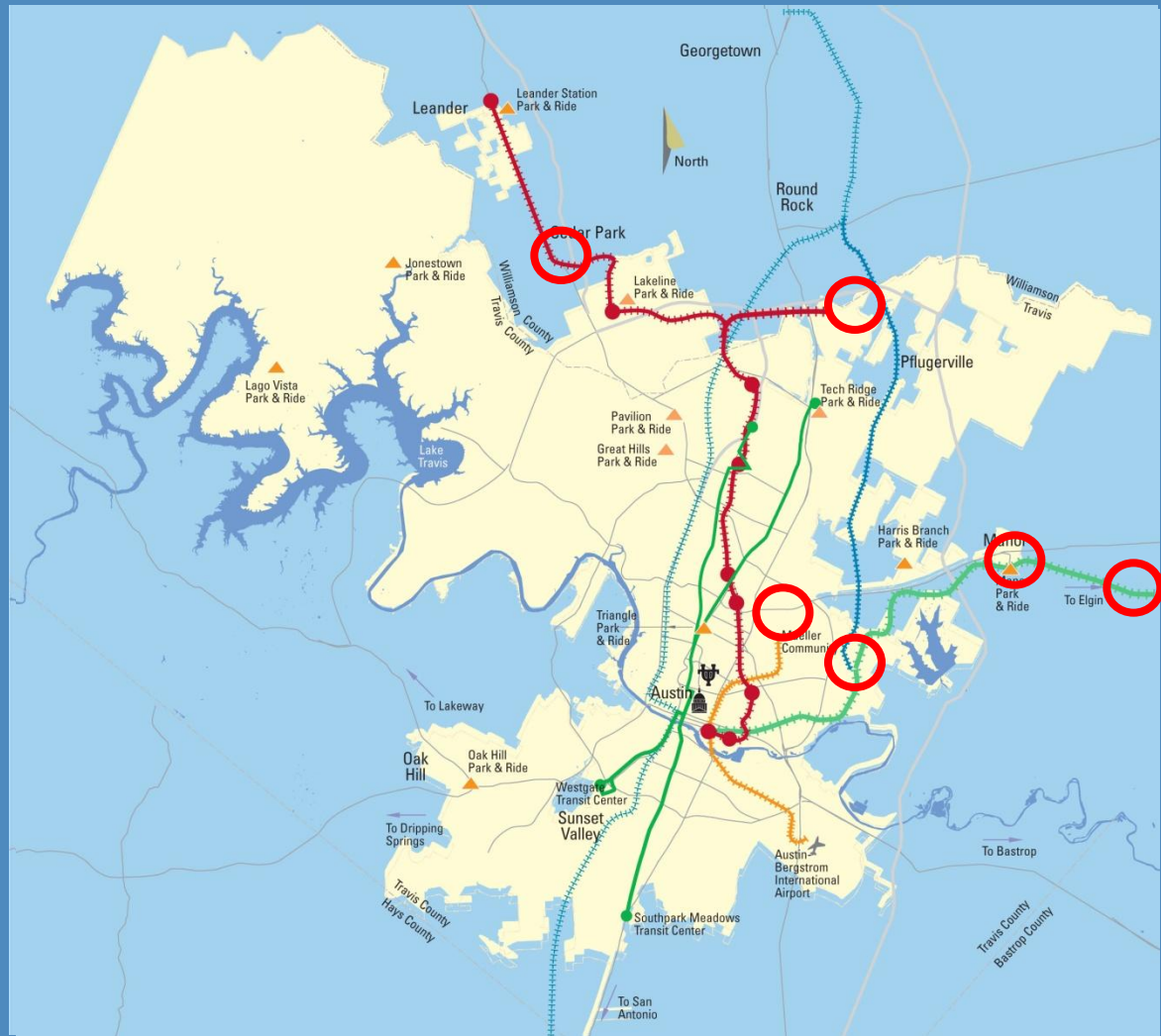
More TOD Opportunities

Manor/Elgin

Downtown streetcar/light rail
Airport streetcar/light rail

Cedar Park

Round Rock



THANK YOU!

Doug.Allen@capmetro.org

